

## Information for File #2005-789

**Applicant** Kooseman Construction, Attn: Dan Kooseman

**Corps Contact** Yvonne Berner

**Address** 190 E. 5<sup>th</sup> Street, St. Paul, MN 55101

**E-Mail** yvonne.s.berner@mvp02.usace.army.mil

**Phone** 651-290-5365

**Primary County** Stearns

**Section** 25

**Township** 123N

**Range** 28W

**Information Complete On** 4 March 2005

**Posting Expires On** 4 April 2005

**Authorization Type** LOP B

**Project** Eagle Landing Residential Development

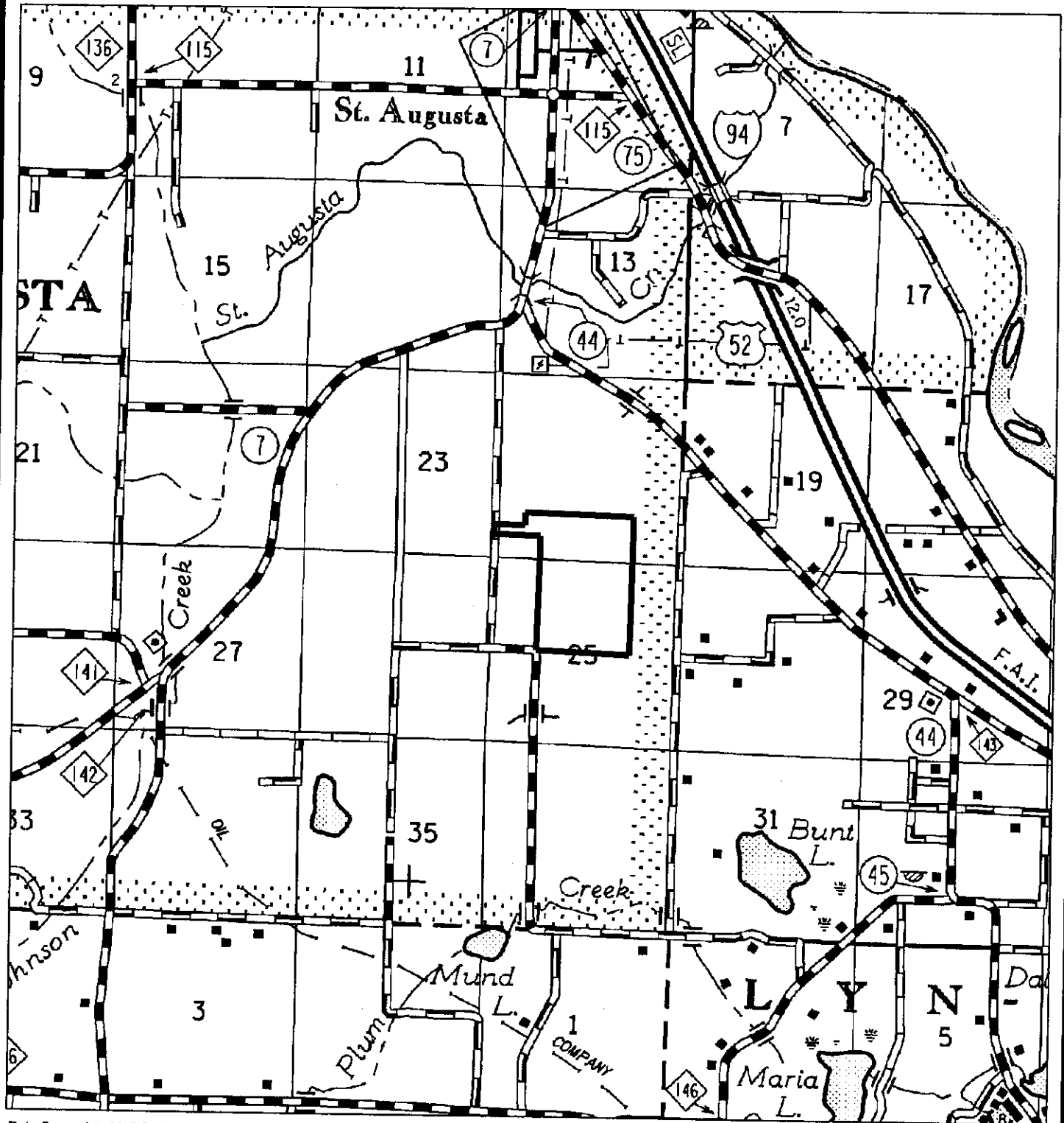
**PROJECT DESCRIPTION AND PURPOSE:** Mr. Dan Kooseman from Kooseman Construction has applied for a Department of the Army permit to discharge fill material in an unnamed wetland for the Eagle's Landing Residential Development project in St. Augusta, Minnesota. The purpose of the residential development is to provide housing within the City of St. Augusta. The proposed project is compatible with land uses in the area. The site would consist of 63 residential lots.

**NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS:** Approximately 24,680 square feet (0.57 acres) of wetland fill would be impacted by the proposal for the extension and reconstruction of 215<sup>th</sup> Street located in the southwest corner of the property. The proposed wetland has been classified as a wet meadow/shallow marsh/shrub swamp located in the southwestern corner of the property. Dominant vegetation in the wetland consists of reed canary grass, cattail, sedges, quaking aspen, and willow shrubs. Soils in the wetland consisted of 30 inches of 10YR2/1 muck

**ALTERNATIVES CONSIDERED:** The applicant has undertaken sequencing in reducing wetland impacts to the fullest extent possible. However, complete avoidance of wetlands is not considered practicable on this site due to the inlet and outlet road requirements and connecting the access road with the existing alignment segments of 215<sup>th</sup> Street. This is a requirement of the City of St. Augusta's Transportation Plan.

**COMPENSATORY MITIGATION:** The applicant is proposing on-site mitigation in an area of Wetland A to the north of the proposed impact and in Wetland B, which connects to Wetland A north of the Eagle's Landing property. The proposed wetland mitigation would include new wetland credits of (0.57 acres) and an upland buffering system. All mitigated wetland and upland buffers would be protected by a conservation easement and associated restrictions and covenants. See attached drawings. Final approval would be by the Corps of Engineers prior to issuance of a permit, if approved.

**Drawings** See attached.



Data Source(s): MnDOT County Map (2003)

### Legend

— Property Boundary

0 2,000 4,000  
Feet

Date: 02-02-05



## Eagle's Landing

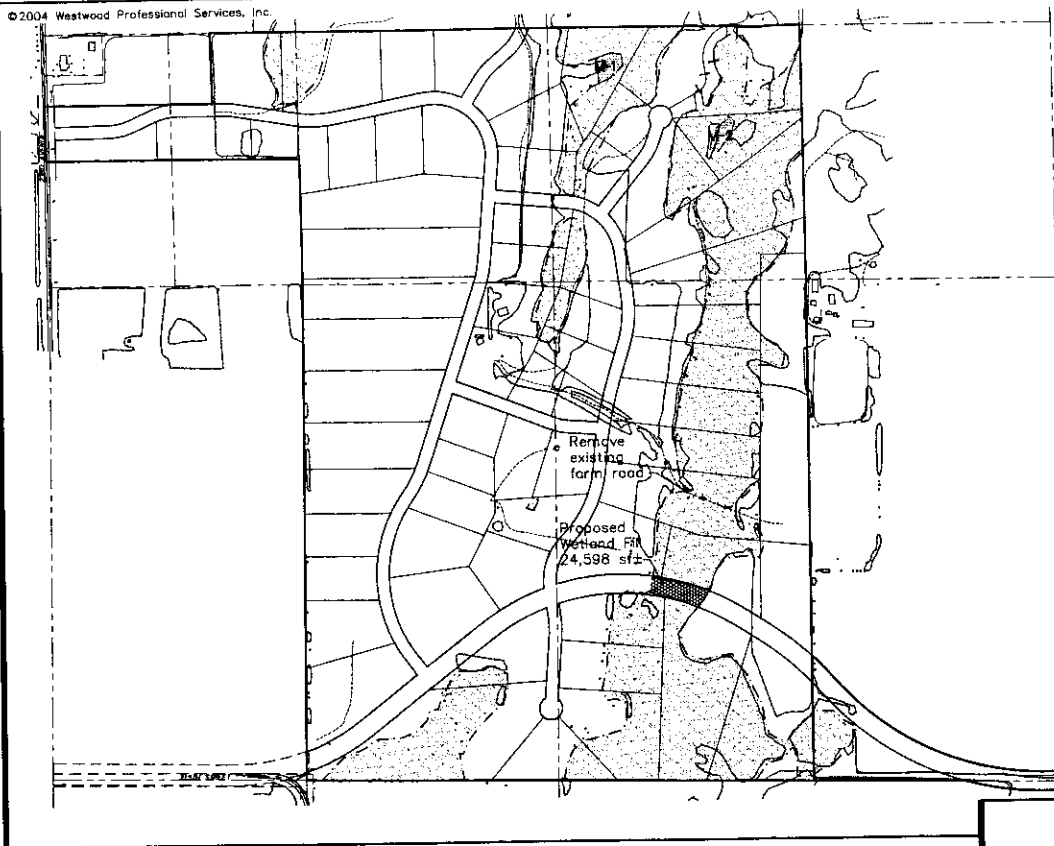
St. Augusta, Minnesota

### Site Location

OP-R  
05-789-YES  
Exhibit 1  
Page 1 of 4

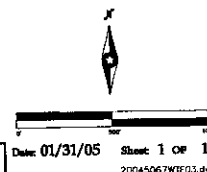


Westwood Professional Services, Inc.  
3701 12th Street North, Suite 206  
St. Cloud, MN 56303  
Phone 320-253-9495



# LEGEND

- DELINEATED WETLAND BOUNDARY
- DELINEATED WETLAND
- PROPOSED WETLAND FILL
- PROPOSED MITIGATION SITES



## Eagle's Landing

Stearns County, Minnesota

Mitigation  
Location Map  
Exhibit 11

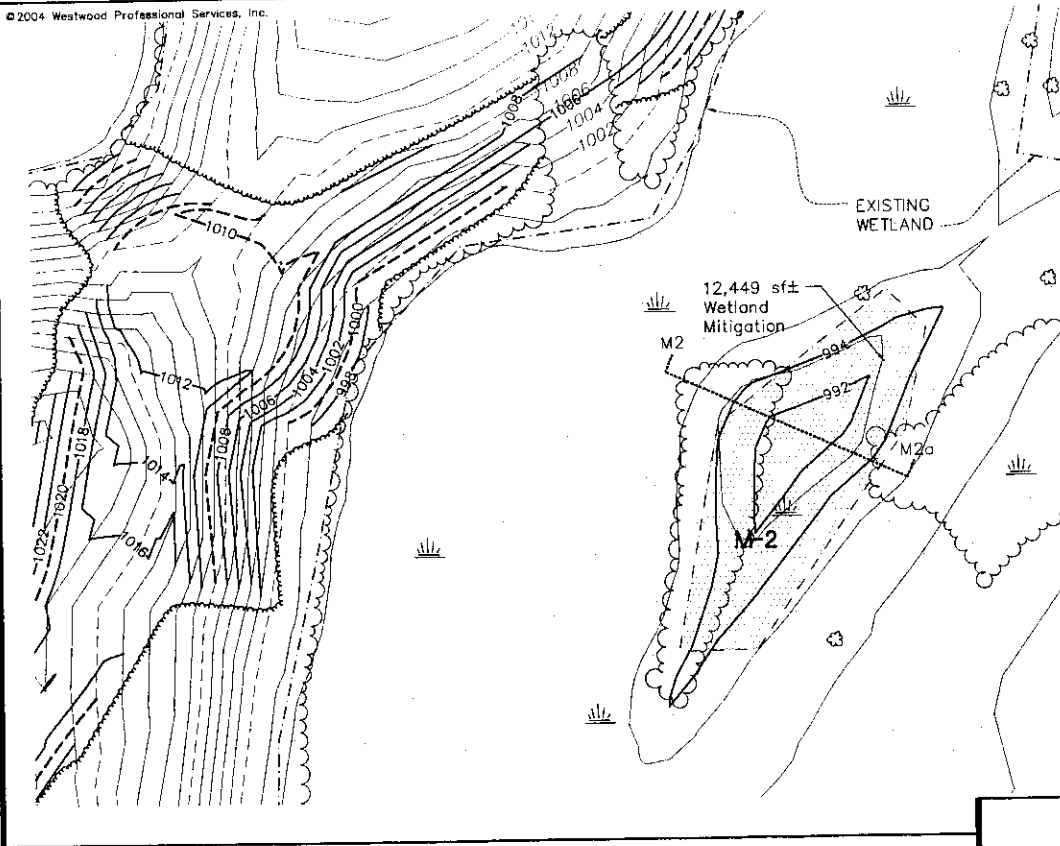


Westwood Professional Services, Inc.  
3701 12th St, North, Ste. 204  
St. Cloud, MN 56303  
Phone: 320-253-9495 Fax: 320-253-8737

Designed: MCV  
Checked: MCV  
Drawn: NR  
Record Drawing: JLD/Date

Prepared for:

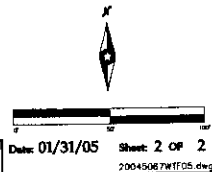
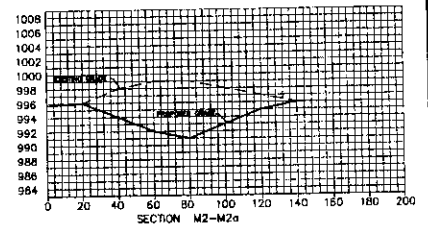
Koosman  
Construction Company  
2320 East Highway 12  
Wilmar, MN 56201



# LEGEND

- DELINEATED WETLAND BOUNDARY
- DELINEATED WETLAND
- WETLAND MITIGATION/REPLACEMENT (Wetland Creation; New Wetland Credit)

## WETLAND CROSS SECTION



**Eagle's Landing**

Stearns County, Minnesota

Mitigation Plan  
M-2  
Exhibit 13

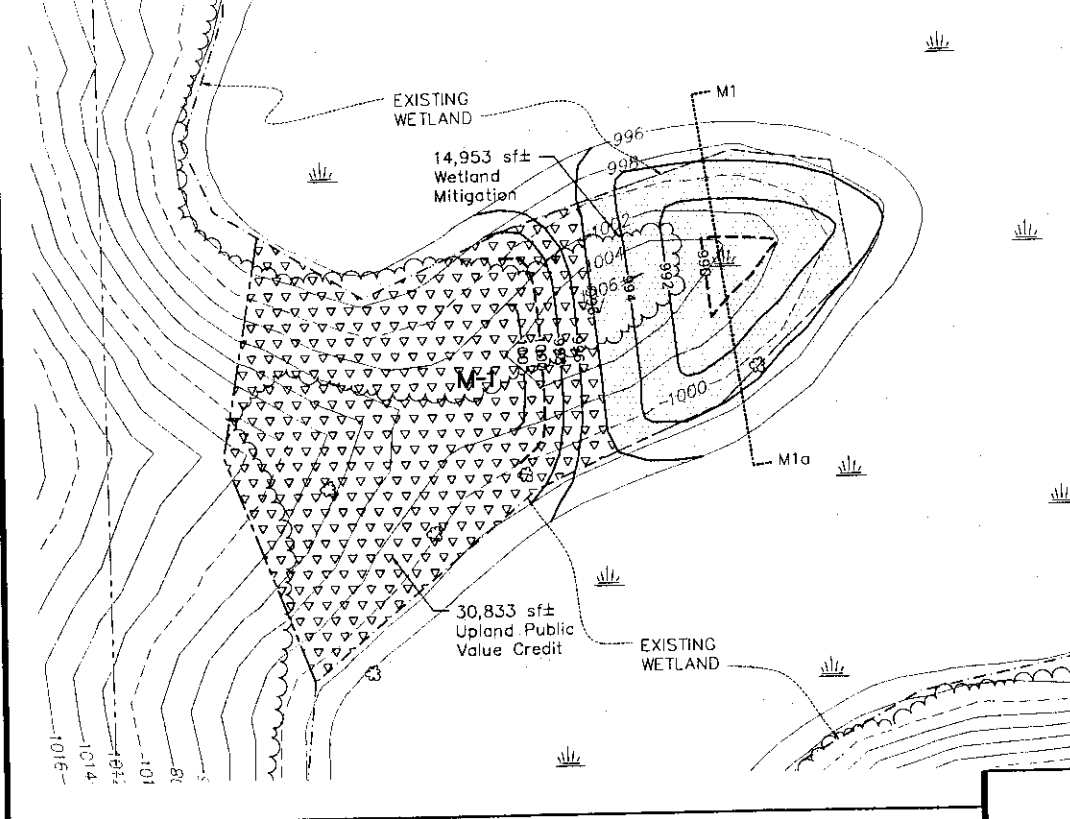


**Westwood Professional Services, Inc.**  
3701 12th St. North, Ste. 206  
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Phone: 320-253-9495 Fax: 320-253-4737

Designed: MCV  
Checked: MCV  
Drawn: MVB  
Project: Operating, Inc./MVA

Prepared for: **Koosman Construction Company**  
2320 East Highway 12  
Willmar, MN 56201

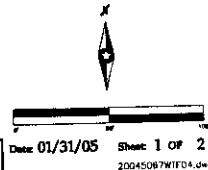
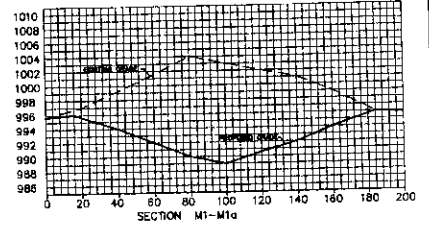
OP-R  
05-789-YS  
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# LEGEND

- DELINEATED WETLAND BOUNDARY
- DELINEATED WETLAND
- ▨ WETLAND MITIGATION/REPLACEMENT (Wetland Creation; New Wetland Credit)
- ▽▽▽ UPLAND BUFFER (Public Value Credit)

## WETLAND CROSS SECTION



Date: 01/31/05 Sheet 1 OF 2  
20045067WTF04.dwg



**Westwood Professional Services, Inc.**  
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Designed: MCV  
Checked: MCV  
Drawn: JWB  
Recent Escalating: Available

Prepared for: **Koosman Construction Company**  
2320 East Highway 12  
Wilmar, MN 56201

**Eagle's Landing**

Stearns County, Minnesota

**Mitigation Plan M-1**  
Exhibit 12

OP-R  
05-787-Y5B  
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